



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **March 26, 2013 at 6:32 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Brent Ellis, Chairman
Steve Hilton, Commissioner
David Gailey, Commissioner
Lori Fleming, Commissioner
Kathy Eskelsen, Commissioner
Michael Roubinet, Commissioner
Blair Jones, Vice-Chairman

Others Present: Randy Daily, Community Development Director; Ember Herrick, City Recorder and no members of the public.

A. Welcome & Roll Call

Chairman Ellis welcomed everyone to the meeting and stated for the record all members were present.

B. Open Communications

Chairman Ellis said there were no comments during open communications as no members of the public were present.

C. Presentations and Reports

Community Development Director Randy Daily said the only new item on the Community Development Report is that In-N-Out Burger has broken ground on their new restaurant. He asked for any questions and Commissioner Hilton said the building is further north than he realized and Mr. Daily said South Ogden is on the other side of the fence so it will be located right on the border of Riverdale.

D. Consent Items

- 1. Consideration of meeting minutes from:
March 12, 2013 Work Session
March 12, 2013 Planning Commission**

Chairman Ellis asked for any changes or corrections to the March 12, 2013 meeting minutes and none were noted.

Motion: Commissioner Gailey moved to approve the meeting minutes.
Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

2. Discussion of possible future amendments to 10-9B-4: SITE DEVELOPMENT STANDARDS, R-1-6 front set back requirement

Mr. Daily said he is proposing that the Planning Commission set a public hearing to amend RCC 10-9B-4 to change the 30 foot front set back requirements in R-1-6 Zones to 25 feet. Chairman Ellis asked why the amendment is being proposing and Mr. Daily said 25 feet is the front setback requirement for similar residential R-2 Zones. Mr. Daily said the amendment would impact one area of the city where one third of the existing homes do not meet the 30 foot setback requirements and four new homes are proposed in the subdivision. He said with a 25 foot setback the developer can build slightly nicer homes. There were no additional comments or questions.

Motion: Commissioner Hilton moved to set a public hearing to receive and consider public comment on proposed amendments to 10-9B-4: SITE DEVELOPMENT STANDARDS, R-1-6 front set back requirement on April 9, 2013. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. a. Public hearing to receive and consider public comment on proposed amendments to the Transportation Section of the General Plan

b. Consideration of proposed amendments to the Transportation Section of the General Plan

Chairman Ellis said the first action item is a public hearing on proposed amendments to the Transportation Section of the General Plan. He said there are no members of the public present to comment at tonight's public hearing.

Motion: Commissioner Eskelsen moved to close the public hearing to receive and consider public comment on proposed amendments to the Transportation Section of Riverdale's General Plan. Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Mr. Daily said most of the proposed amendments to the Transportation Section of the General Plan are to reflect recent changes to Riverdale streets, many of which were prompted by developments like the construction of the Larry H. Miller Dealership which impacted 1500 West. Mr. Daily said two diagrams with proposed design modification for the five way intersection at Ritter and South Weber Drive have been removed from the Transportation Section because three of the five roads are state owned and any changes to the configuration will need to be proposed

by the state. Commissioner Fleming asked if Ritter Drive could become an intersection at some future date and Mr. Daily said that is not likely while it is state owned. He said years ago there was discussion about the State of Utah turning over some roads to Utah cities but many municipalities said they did not have the funds to maintain the roads and so the proposal was not pursued. Commissioner Eskelsen asked about the possibility of building an elongated roundabout at the five way intersection to improve traffic flow and increase safety and Mr. Daily said the State of Utah would need to engineer a working design because they own the land where the roundabout could be built.

Chairman Ellis said the intersection at 1500 West and Riverdale Road continuing on to Freeway Park Drive needs a safer redesign, especially with increased traffic congestion associated with the West Bench RDA Project Area development. Mr. Daily said UDOT Representative Randy Jefferies updated the City Council about the next construction phase of Riverdale Road at their March 19, 2013 Council meeting. He said the new traffic patterns proposed show access on and off of I-15 and additional proposed lanes designed to address the growing congestion at 1500 West. Mr. Daily said UDOT's construction plans do not include striping 1500 West for bike lanes unless Riverdale is willing to share the expense, which he said there does not appear to be Council consensus to do. He said he will summarize UDOT's plans for Riverdale Road for the Planning Commission at their next meeting so they will be updated on latest proposals. Commissioner Jones asked about Councilor Michael Staten's idea to continue the widening of 4400 South to 1900 West in Roy to accommodate bike and pedestrian traffic and Mr. Daily said it is his understanding that Roy City is on board with the proposal but UDOT controls the two bridges that need widening. Mr. Daily said Riverdale has communicated their desire for UDOT to widen the road under their bridges but the project is not currently on their list of short term goals.

Commissioner Ellis asked Mr. Daily if he had received any public comment prior to tonight's public hearing, either in favor of or in opposition to the proposed changes and Mr. Daily said that he had not. Commissioner Hilton said he feels the revisions will update and improve the General Plan and Mr. Daily said the document is just advisory but it is important to update it periodically to ensure that it reflects the future goals the Planning Commission has for different areas of Riverdale City. Mr. Daily encouraged the Planning Commission to send him their suggested amendments to any part of the General Plan when they come across a section that they feel needs to be updated or revised.

Commissioner Hilton asked if the Planning Commission will simply be adopting the amendments at tonight's meeting or forwarding a recommendation to the City Council for their consideration. Mr. Daily said although the General Plan is the Planning Commission's document to amend, their proposed changes are still subject to Council approval.

Motion: Commissioner Hilton moved to forward the proposed amendments to the Transportation Section of Riverdale's General Plan to the City Council with a favorable recommendation. Commissioner Roubinet seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Ellis asked for any discretionary items and Commissioner Gailey said he would like Riverdale's Code Enforcement Officer to take a look at the overhanging trees on 1150 West as they appear to be too low and could impede walking traffic on the sidewalk. Commissioner Gailey also complained about overgrowth north of Beckett's property and also the Riverside storage sheds and Mr. Daily made a note of the two locations. Commissioner Hilton asked what the city requires regarding weed abatement in the A-1 Zone between the homes in River Glen and the Riverside Storage sheds and Mr. Daily said the overgrowth should be maintained so that it doesn't present a fire hazard to the existing homes. Mr. Daily said if Commissioner Hilton has concerns about this area Riverdale's Code Enforcement Officer can investigate the complaint. According to Mr. Daily, even if something isn't covered under Riverdale's nuisance ordinance if three citizens are willing to file a complaint with the city the issue can be deemed a nuisance and addressed by the court. Commissioner Hilton said the property owner who has the vacant lot next to his home has been good to mow down the weeds in the past and Mr. Daily said the city has required that property owner to be compliant with the nuisance ordinance. There were no additional discretionary items.

Motion: There being no further business to come before the Planning Commission, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Roubinet seconded the motion. The motion passed unanimously. The meeting adjourned at 6:50 p.m.

Approved: April 9, 2013

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder